

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, August 14, 2023 – 6:00 p.m.**

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 14, 2023 AT 6:00 P.M.

PRESENT - CHAIRMAN TIM BANNWOLF, COMMISSIONER BILL BIRD, COMMISSIONER CARLOS VECINO, COMMISSIONER BOB CATES, COMMISSIONER SUSAN FRIAR

ABSENT: VICE CHAIR LUCAS HILER, COMMISSIONER TERRY LEMOINE

STAFF PRESENT: MICK MCKAMIE, BARRETT SQUIRES, HEATHER WOOD, SARA SERRA-BENNETT, REBECCA PACINI, JEFF CARROLL, MARTHA BERNAL, NATHAN CRANE

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:01 p.m.

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

No conflicts.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Chairman Bannwolf opened public comments at 6:03 p.m.

No comments were received.

Chairman Bannwolf closed public comments at 6:03 p.m.

4. CONSENT AGENDA

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5** - CHAIRMAN BANNWOLF, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES, COMMISSIONER VECINO

**NAY: 0**

- 4.A. [2023-618](#) THE MINUTES OF THE SPECIAL CALLED JOINT TRAINING WORKSHOP OF JULY 18, 2023.
- 4.B. [2023-619](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 31, 2023.
- 4.C. [2023-622](#) A REQUEST FOR APPROVAL FOR THE PRELIMINARY PLAT OF ESPERANZA PHASE 4A, GENERALLY LOCATED AT ESPERANZA BOULEVARD AND NAVARRO. (EXTRA TERRITORIAL JURISDICTION)
- 4.D. [2023-623](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 2H FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND CAZADORES. (EXTRA-TERRITORIAL JURISDICTION)
- 4.E. [2023-624](#) A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA

PHASE 3C FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND SPLENDIDO. (EXTRA-TERRITORIAL JURISDICTION)

**4.F.**     [2023-625](#)     A REQUEST FOR A 30-DAY TIME EXTENSION FOR ESPERANZA PHASE 3D, FINAL PLAT GENERALLY LOCATED NORTHEAST OF ESPERANZA BOULEVARD AND STATE HWY 46. (EXTRA TERRITORIAL JURISDICTION)

**4.G.**     [2023-626](#)     A REQUEST FOR A 30-DAY TIME EXTENSION FOR UPPER CIBOLO MAJOR DEVELOPMENT PLAT GENERALLY LOCATED AT 3 UPPER CIBOLO CREEK ROAD. (EXTRA-TERRITORIAL JURISDICTION)

5. REGULAR AGENDA

**5.A.**     [2023-620](#)     A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR RANCHES AT CREEKSIDE, UNIT 5, GENERALLY LOCATED AT 125 STATE HIGHWAY 46.

Ms. Sara Serra-Bennett, City Planner II., presented the proposed preliminary plat.

Mr. Jeff Carroll, City Engineering and Mobility Director, clarified that the open space drainage easement is not a detention pond but is a drainage way and could remain natural. He also clarified that residential pods within the community may be gated but not the main thoroughfare.

A MOTION WAS MADE BY COMMISSIONER FRIAR, SECONDED BY COMMISSIONER VECINO, TO APPROVE THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE, UNIT 5, GENERALLY LOCATED AT 125 STATE HIGHWAY 46; THE PLAT MUST COMPLY WITH THE FOLLOWING TWO CONDITIONS:

1. Correct the numbering on lot 5 blk 31, per section 2.02.002.M
2. Add a utility easement note for the right-of-way on the second page of the plat

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5 -** CHAIRMAN BANNWOLF, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER CATES, COMMISSIONER VECINO

**NAY: 0**

6. DISCUSSION ITEM

6.A. [2023-627](#) LEGISLATIVE UPDATE

Mr. Mick McKamie, Associate City Attorney, gave a brief overview of some of upcoming legislative changes that will impact city government.

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

No comments.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 6:30 p.m.

\_\_\_\_\_  
Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 11th day of August, 2023 at 5:00 p.m.

\_\_\_\_\_  
Secretary